

Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Auditorium

101 8th Street, Oakland, California

August 1, 2012

Members Present:

Susan Adams, Supervisor, County of Marin
Andy Barnes, Policy Chair, Urban Land Institute
Ronit Bryant, Councilmember, City of Mountain View
Paul Campos, Sr. Vice President of Government Affairs, BIA Bay Area
Dave Cortese, Supervisor, County of Santa Clara / RPC Chair
Linda Craig, Bay Area League of Women Voters
Diane Dillon, Supervisor, County of Napa
Pat Eklund, Mayor Pro Tem, City of Novato
Mark Green, Mayor, City of Union City/ABAG Immediate Past President
Scott Haggerty, Supervisor, County of Alameda
John Holtzclaw, Sierra Club
Janet Kennedy, Councilmember, City of Martinez
Michael Lane, Policy Directory, Non-Profit Housing Assn. of Northern California
Mark Luce, Supervisor, County of Napa, ABAG President
Jeremy Madsen, Executive Director, Greenbelt Alliance
Nate Miley, Supervisor, County of Alameda
Karen Mitchoff, Supervisor, County of Contra Costa
Julie Pierce, Vice Mayor, City of Clayton, ABAG Vice President
Laurel Prevetti, BAPDA
Harry Price, Mayor, City of Fairfield
Tiffany Renee, Vice Mayor, City of Petaluma
A. Sepi Richardson, Councilmember, City of Brisbane / RPC Vice Chair
Mark Ross, Vice Mayor, City of Martinez
Pixie Hayward Schickele, California Teachers Association
Linda Seifert, Supervisor, County of Solano
Carol Severin, EBRPD Board of Directors
Allen Fernandez Smith, President & CEO, Urban Habitat
Jim Spering, Supervisor, Solano County
Beth Walukas, Alameda County Transportation Commission

Members Absent:

Shiloh Ballard, Silicon Valley Leadership Group
Valerie Brown, Supervisor, County of Sonoma
Rose Jacobs Gibson, Supervisor, County of San Mateo
Jennifer Hosterman, Mayor, City of Pleasanton
Nancy Kirshner-Rodriguez, Director External Affairs, San Francisco MTA
Andrew Michael, Bay Area Council
Nancy Nadel, Councilmember, City of Oakland
Anu Natarajan, Councilmember, City of Fremont
Egon Terplan, Regional Planning Director, SPUR

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Staff Present:

Miriam Chion, ABAG Interim Planning Director

Ezra Rapport, ABAG Executive Director

Marisa Raya, ABAG Regional Planner

Dayle Farina, ABAG Administrative Assistant

1. Call to Order/Introductions

Chair Cortese called the meeting to order at 1:10 PM.

Chair Cortese took this time to introduce new members Supervisor Karen Mitchoff, Contra Costa County and Michael Lane, Policy Director, Non-Profit Housing Assn., Northern California.

2. Public Comment

3. Oral Reports/Comments.

A. Committee Members

Committee Member Eklund had hoped to see the EIR Analysis on the agenda for today's meeting as this body does not meet again until after the next board meeting in September. She asked if there was a way to add it to today's agenda.

Miriam Chion, Interim Planning Director, responded that the EIR Alternatives were approved by the Executive Board and that further analysis continues. Once the analysis is completed she will be in contact with Chair Cortese on the best way to bring the information to the RPC.

In addition, Ms. Chion mentioned that Leadership meetings have been scheduled and included an explanation of the purpose and who will be involved in these meetings.

Chair Cortese clarified the process of the meetings and mentioned to the Committee that bringing the item up where it relates to an agenda item would violate the Brown Act.

Ms. Eklund then requested that an item be added to the agenda for October 3, providing opportunity for staff to discuss the plan for engaging the public in the EIR process.

B. Staff

Miriam Chion, ABAG Interim Planning Director updated the Committee on actions taken at the ABAG Executive Board meeting on July 19 as follows:

- EIR Analysis and Alternatives as updated in Committee Members reports.

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- Regional Housing Needs Allocation Methodology was approved and staff will proceed with the final report. Staff will also seek input from local jurisdictions through the appeals process.

- Approval of the Employment Investment Areas and the Rural Investment Areas. Additionally, the Board approved the designation of Priority Development Area for the City of Napa.

Ms. Chion also brought attention to the handout of the application proposal for the Regional Energy Network as requested by Committee Members at the last regular meeting. Copies of the detailed application are available on the ABAG website or hard copies are available upon request.

Ms. Chion reported that, in response to conversations from Committee members, a report is being compiled of the PDA Roles and Responsibilities as well as funding opportunities available. This report will be available at the next regular meeting on October 3.

5. INFORMATION: Priority Development Area (PDA) Investment & Growth Strategies

Miriam Chion and Marisa Raya, ABAG staff, provided an overview of the PDA Investment & Growth Strategies, including short and long term efforts and coordination with County Congestion Management Agencies and local jurisdictions.

Committee Member Green asked for the definition being used for Communities of Concern.

Ms. Raya responded that we will be using the MTC definition, which is a community where a combination 30% or more of households are living below twice the national poverty level and 70% or more residents are people of color. The factor analysis has been updated to include single-parent households, English As a Second Language as well as others denoting disadvantaged communities. The communities will cross a threshold of 6 or more of those factors.

Committee Member Green asked if this prioritization process would reflect that some PDAs are ready for development while others are further away from being ready.

Ezra Rapport, ABAG Executive Director, confirmed this possibility.

Committee Member Haggerty asked when the criteria being used for the Urban SIM tool being used to evaluate the communities will be available for review.

Mr. Rapport responded that this cycle of evaluating PDAs will not likely use Urban SIM as the tool does not currently have the data needed to produce the information. Currently it is being used to evaluate the EIR alternatives.

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Mr. Rapport raised that a workshop is being planned for an UrbanSim demonstration and input into the model assumptions.

Chair Cortese commented that he will be sure to get notice to all RPC members about when that workshop will be and all information related to it.

Committee Member Ross commented that jobs are important as well and asked when focus will turn towards light industrial space.

Ms. Chion responded that this information should come up in the next presentation of the economic assessment.

Committee Member Prevetti asked what the role will be for the local jurisdictions in supporting the CMAs and regional agencies during this process. Ms. Prevetti added that much of this work has been done at the local level and suggested that a benchmark be run in order to assess best practices to avoid starting research from square one.

Committee Member Adams asked if any of the CMAs in the region have land use authority. Once clarified by staff that they do not, Ms. Adams asked if the funding is going to the CMAs and there is local conflict, where is the room for the local jurisdictions to directly access funding? Where will the decision be made whether direct access to funding is available?

Ms. Raya responded that there is some funding being reserved at the regional level for local jurisdictions. However, the reason for filtering the funding through the CMAs was to have a uniform approach in the process and to provide a more general measurement for the funding.

Ms. Chion added that through the One Bay Area Grant (OBAG) there are specific factors related to the local responsibilities included in the allocation of funds. Even though the administration of the allocation is being conducted by the CMA, there is recognition of the roles each city plays in the level of responsibilities for producing affordable housing. However, coordination of the PDA funding will be retained at the regional level.

Mr. Rapport added that the CMAs were chosen for the administration of the funding with the understanding that they are to work with the cities and are required to provide a growth strategy to demonstrate the neutrality of how their application process will work.

Committee Member Adams commented that because the Marin County CMA is mostly focused on transportation and roads and not housing, she feels there would be a disconnect on this issue with local jurisdictions.

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Ms. Adams added that she feels there needs to be a clearer definition for entitlement streamlining.

Committee Member Renee expressed concern over how the long term research will be coordinated with the local communities.

Committee Member Campos commented that it is important to engage the developers in the communities affected, during this process.

Committee Member Eklund asked if this strategy applies only to the established PDAs.

Mr. Rapport responded that the criteria is currently only for PDAs.

Committee Member Eklund commented that she feels it is important to have a demonstration of the Urban SIM tool brought before the RPC.

Ms. Eklund commented that she does not support the CMAs evaluating the housing elements and jurisdictions' status on achieving their housing numbers. Ms. Eklund then expressed concern over design guidelines due to the uniqueness of each community.

Mr. Rapport clarified that this is not a county-by-county strategy but a PDA-by-PDA strategy. Mr. Rapport added that entitlement streamlining is not about removing CEQA it is more focused on efficiency. In addition, Mr. Rapport noted that because CMAs program transportation dollars, they need to be more involved in what local governments do with land use.

Chair Cortese commented that extending phrases will help the public understand more clearly what they mean. (i.e., Entitlement Streamlining without compromising CEQA).

Committee Member Holtzclaw commented that, related to disaster recovery, it is important to have close housing for those workers who support and can rebuild infrastructure after a major disaster. Mr. Holtclaw added his support for complete streets and the need for safe areas for bike and pedestrian pathways.

Committee Member Luce commented that guidelines in terms of expectations regarding housing development in relation to the provision of funding must be provided in a way that is clear for the jurisdictions planning the Priority Development Areas.

Committee Member Pierce voiced concern over understanding the data input into UrbanSim so that the output is trustworthy.

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Ms. Pierce voiced her support for the CMAs being the right agency to coordinate the funding effort for the One Bay Area Grant and provided an example in relation to Contra Costa County related to their practices over the past 24 years.

Committee Member Bryant expressed concern over whether or not the structure is currently in place for the CMAs to be involved in land use decisions. She would feel better if this were a pilot program.

Ms. Chion responded that the intent is to link the planning and production of housing to the transportation investments into the Priority Development Areas. The reason for orchestrating this effort through the CMAs and regionally is to ensure that the benefits of aligning housing, transportation and jobs are maximized.

Committee Members Green and Spring both spoke in support of the role that the CMAs will play in this effort.

Committee Member Eklund read a paragraph from the Staff Memo, which was misleading for her.

Chair Cortese closed this item, noting that all items discussed will be duly recorded and action items taken care of in a timely manner.

Chair Cortese informed the Committee that he will be turning the meeting over to Vice Chair Richardson at 2:45 due to a special meeting of the Santa Clara County Board of Supervisors which he must attend.

Chair Cortese added that he will work with Ms. Chion to ensure arrangements are made for the Committee members to attend a demonstration of the Urban SIM tool and are kept apprised of public workshops.

Chair Cortese added his personal comments and concerns about the capacity of the CMAs to evaluate housing and land use.

6. INFORMATION: Bay Area Economic Assessment

Jon Haveman, Chief Economist at the Bay Area Council Economic Institute, presented preliminary findings of the regional economic assessment that will inform the development of regional implementation strategies.

Ms. Chion explained the purpose of having Mr. Haveman present this information and how it relates to a project with which the RPC is already engaged.

Vice Chair Richardson asked Mr. Haveman if staff could post the presentation on the ABAG website.

Mr. Haveman requested that it not be made accessible to the public. After which Ms. Richardson recommended emailing the presentation to the Committee members.

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Committee Member Fernandez Smith asked what the vision is for creating prospects for the Low-to-Middle Income (LMI) communities.

Mr. Haveman responded that they are looking at the employment opportunities for the LMI community and how they've been evolving over time. In addition they are exploring if there are ways to improve this via policy.

Mr. Fernandez Smith added that he was surprised by the finding shown that most were satisfied by infrastructure. He asked if there is a number of survey respondents which accompanies that statement and by which parts of infrastructure were they satisfied.

Mr. Haveman responded that the specifics on this survey were not yet available.

ADJOURN:

Vice Chair Richardson adjourned the meeting at 2:55 p.m. The next meeting is scheduled on October 3, 2012

Submitted by:

Dayle Farina

Administrative Assistant